

Y:\Project Files\11075\DWG\11075 - LOT - 229.dwg, 1/20/2023 10:07:33 AM

**PIKES BLUFF DRIVE
(100' PRIVATE R/W)**

N 44°19'37" E
222.11'

100' BUILDING
SETBACK

147'

**BUILDING
ENVELOPE**

156'

50' BUILDING
SETBACK

238.65'
S 44°19'37" W

40' BUILDING SETBACK
355.00'
N 45°40'23" W

SECONDARY
ROOKERY ZONE

228

S 48°20'23" E
355.38'
40' BUILDING SETBACK

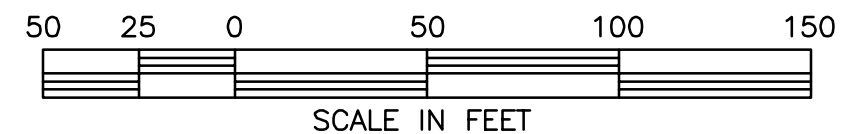
205'

205'

**LOT 229,
FREDERICA TOWNSHIP
(PHASE IV)**

TOTAL AREA = 1.878 ACRES

SECONDARY
ROOKERY ZONE



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